117.0	0002	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,195,300 / 1,195,300
					USE VALUE:	1,195,300 / 1,195,300
					ASSESSED:	1,195,300 / 1,195,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GARDINIER KEVIN M
Owner 2:	PILLADO MARIA JESUS BLANCO
Owner 3:	
Street 1:	72 THESDA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEDIC ANDRADE DEVELOPMENT LLC -
Owner 2:	-
Street 1:	26 HORACE STREET
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry:
Postal:	02143

NARRATIVE DESCRIPTION

This parcel contains 9,551 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2016, having primarily Clapboard Exterior and 3034 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9551.000	700,700		494,600	1,195,300
Total Card	0.219	700,700		494,600	1,195,300
Total Parcel	0.219	700,700		494,600	1,195,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.02 | /Parcel: 394.0

Legal Description

User Acct

75420

GIS Ref

GIS Ref

Insp Date

08/03/16

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 117.0-0002-0017.0

!9100!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	700,700	0	9,551.	494,600	1,195,300	1,195,300	Year End Roll	12/18/2019
2019	101	FV	539,300	0	9,551.	487,500	1,026,800	1,026,800	Year End Roll	1/3/2019
2018	101	FV	539,300	0	9,551.	374,500	913,800	913,800	Year End Roll	12/20/2017
2017	101	FV	424,900	0	9,551.	353,300	778,200	778,200	Year End Roll	1/3/2017
2016	101	FV	157,500	0	9,551.	325,000	482,500	482,500	Year End	1/4/2016
2015	101	FV	147,400	0	9,551.	303,800	451,200	451,200	Year End Roll	12/11/2014
2014	101	FV	147,400	0	9,551.	279,800	427,200	427,200	Year End Roll	12/16/2013
2013	101	FV	147,400	0	9,551.	279,800	427,200	427,200		12/13/2012

PRINT

Date	Time
12/10/20	23:36:55

LAST REV

Date	Time
12/28/17	10:13:57

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9100

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEDIC ANDRADE D	68247-453		10/21/2016		1,105,000	No	No		
BAKER MARY-ELIZ	65866-179		8/5/2015	Change>Sale	375,000	No	No		
	15525-331		4/1/1984		1	No	No		A

USER DEFINED

Prior Id # 1:	75420
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/2/2017	1461	Redo Bas	20,800	C				
12/16/2015	1941	New Buil	274,000					
11/4/2015	1712	Foundati	10,000					
9/18/2015	1366	Demoliti	10,500		9/18/2015			Complete demo of s

ACTIVITY INFORMATION

Date	Result	By	Name
8/3/2016	Permit Visit	PT	Paul T
8/3/2016	Meas/Inspect	PT	Paul T
11/24/2008	Meas/Inspect	336	PATRIOT
2/10/2000	Meas/Inspect	264	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9551		Sq. Ft.	Site		0	70.	0.74	6									494,575						494,600	

Total AC/HA: 0.21926 | Total SF/SM: 9551 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 494,575 | Spl Credit | Total: 494,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	2016	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.3	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.03602934
Const Adj.:	0.99989998
Adj $ / SQ:	129.491
Other Features:	117064
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	702826
Depreciation:	2108
Depreciated Total:	700717

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 4			Baths: 3				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

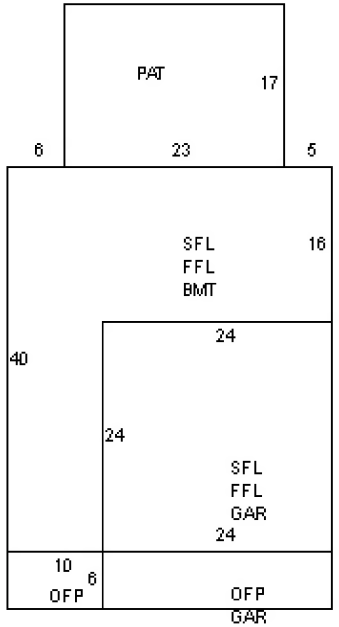
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	172.22
Special Features:	0	Val/Su Net:	145.40
Final Total:	700700	Val/Su SzAd	257.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,360	129.490	176,107
SFL	Second Floor	1,360	129.490	176,107
BMT	Basement	784	50.500	39,593
GAR	Garage	720	18.470	13,299
PAT	Patio	391	3.210	1,255
OFP	Open Porch	204	24.590	5,015

Net Sketched Area:	4,819			Total:	411,376
Size Ad	2720	Gross Are	4819	FinArea	3034

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

117.0-0002-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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